

**FOR SALE**

# Unit 135 - 11400 Twigg Place

**RICHMOND, BRITISH COLUMBIA**



**FULLY-IMPROVED 14,403 SF INDUSTRIAL UNIT WITH  
3 DOCK-LOADING DOORS AND 3 GRADE-LEVEL DOORS**



*26' clear height & racking in place*

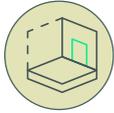
## The Opportunity

A rare opportunity to acquire 14,403 SF industrial space within a modern, high-profile facility. This property offers excellent truck access and maneuverability, abundant parking for larger trucks and delivery, and efficient column spacing for streamlined operations. The space includes fully built-out office areas, outdoor storage, existing racking systems, and a 26-foot clear height for optimal warehouse efficiency. Additional features include a fully sprinklered interior, concrete aprons in the loading areas, 3-phase electrical service, three dock loading doors, and two grade-level doors — all designed to support high-performance industrial use.

### Available Space

Ground Floor Warehouse	Second Floor Office	Total Area
12,879 SF	1,524 SF	14,403 SF

# Features



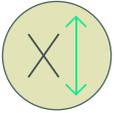
Vacant possession or sale leaseback can be arranged



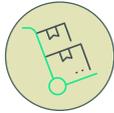
Fully-improved offices & kitchen area



Outdoor storage area with 14 containers or additional parking (approx. 3,000 SF)



26' clear height



Racking in place



3 dock loading doors & 3 grade doors



(I) Industrial zoning permitting a wide range of general and heavy industrial uses including manufacturing, warehousing, wholesaling, distribution and outside storage



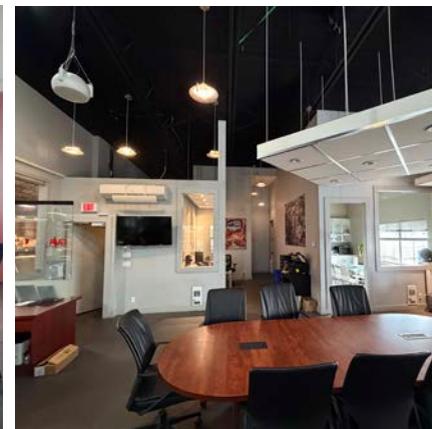
Ground floor warehouse



Outdoor storage or extra parking



Fully improved offices



**Asking Price**

\$7,418,000 | \$515 PSF

**Taxes 2025**

\$62,665

# Location

Mitchell Island offers a strategic location just minutes from downtown Vancouver, Richmond, and Burnaby. Businesses are drawn to the area for its proximity to major labour pools, flexible industrial zoning, and central positioning. The site provides quick and convenient access to Vancouver International Airport, Highways 91 and 99, and the Deltaport container terminal.



# Contact us for more information

[theindustrialspecialists.com](http://theindustrialspecialists.com)

**Joel Barnett**

PERSONAL REAL ESTATE CORPORATION  
Executive Vice President  
Industrial Properties Group  
604 662 5570  
joel.barnett@cbre.com

**Steve Brooke**

PERSONAL REAL ESTATE CORPORATION  
Executive Vice President  
Industrial Properties Group  
604 662 5147  
steve.brooke@cbre.com

**Alex Mei 梅嘉俊**

PERSONAL REAL ESTATE CORPORATION  
Vice President  
Industrial Properties Group  
778 788 3106  
alex.mei@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the information. The recipient of the information should take such steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com), DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.